

STATE OF ALABAMA                    )  
  ) ss:  
COUNTY OF SHELBY                )

**AFFIDAVIT OF ADVERSE POSSESSION**

COMES NOW the affiant, Linda Louise Cardwell and, after having been duly sworn, deposes and states upon her oath as follows:

1.       My name is Linda Louise Cardwell. I am over the age of 19 years, I am competent to testify, and I have personal knowledge of the facts set forth in this affidavit. I am currently a resident of Shelby County, Alabama.

2.       I am the current owner of Lot 3, Lot 20, and Lot 21 in Block 10 of the Aldmont subdivision (hereafter, the “Properties”) as recorded in Instrument Number 1996-06196 of the Probate Records of Shelby County, Alabama (the “1996 Deed”). All three lots are situated in the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama.

3.       It has come to my attention that the descriptions of the Properties in the 1996 Deed use the old lot and block method of describing the boundaries of the Properties instead of using the current method of describing metes and bounds measurements in accordance with the Standards of Practice for Surveying in the State of Alabama as published by the Alabama Society of Professional Land Surveyors. Block 10 of the Aldmont Extension was never fully developed as originally contemplated in the Extension Map of Aldmont recorded in Map Book 3, Page 50, of the Probate records of Shelby County. Many of the lots remain undeveloped and the boundaries of the lots within Block 10 are not currently encircled by public roads.

4.       Having owned the Properties since 1996, I have personal knowledge of their boundaries. The legal description of the Properties is better described as follows:

A part of Lot 3 in Block 10 of Extension Map Of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama, less and except that portion within the present right of way of Cardwell Circle. Situated in the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, containing 0.25 acres, more or less. The parcel is more particularly described as follows:

Commence at a 5/8” capped rebar (BAILEY CA 899LS) being the Northwest corner of Lot 1 of Block 10 of Extension Map Of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama; thence S 7° 56' 12”W a distance of 120.00' to a 5/8” capped rebar (BAILEY CA 899LS) being the Northwest corner of Lot 3 in Block 10 of Extension Map Of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama, and the POINT OF BEGINNING; thence S 82° 03' 48”E a distance of 137.94' to a 5/8” capped rebar (BAILEY CA 899LS) along the West right of way line of Cardwell Circle; thence along said right of way line in a curve to the right having a radius of 83.11' with a chord bearing and distance of S 18° 30' 27”E for 47.99' and an arc distance of 48.68' to a 5/8” capped rebar (BAILEY CA 899LS); thence S 0° 07' 50”W a distance of 27.28' to a 5/8” capped rebar (BAILEY CA 899LS); thence N 82° 03' 48”W a distance of 163.02' to a point being the Southwest corner of said Lot 3; thence N 7° 56' 12”E a distance of 70.00' to the POINT OF BEGINNING. Said parcel containing 10,856 SQ FT (0.25 acres), more or less.

Lots 20 and 21 along with a portion of a 20' alley in Block 10 of Extension Map of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama. Situated in the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 22 South,

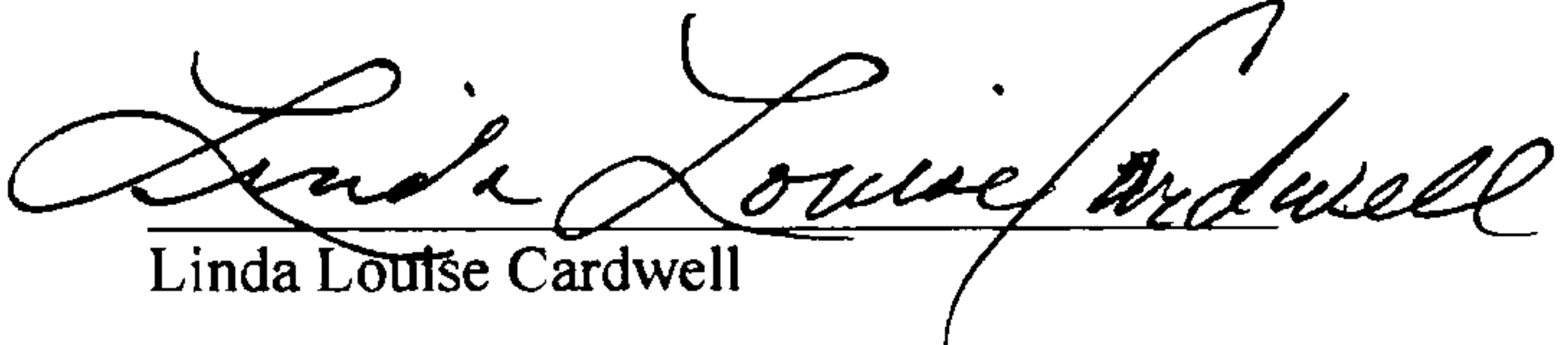
Range 3 West, Shelby County, Alabama, containing 0.52 acres, more or less. The parcel is more particularly described as follows:

BEGIN at a 5/8" capped rebar (BAILEY CA 899LS) being the Northeast corner of Lot 21 of Block 10 of Extension Map Of Aldmont, Map Book 3 Page 50, in the Probate Office of Shelby County, Alabama, and situated on the West right of way line of Nelson Circle; thence along said right of way line S 7° 56' 12"W a distance of 120.00' to a 5/8" capped rebar (BAILEY CA 899LS) being the Southeast corner of Lot 20; thence leaving said right of way line N 82° 03' 48"W a distance of 190.00' to a 5/8" capped rebar (BAILEY CA 899LS) on the East right of way line of Cardwell Circle; thence leaving said right of way line N 7° 56' 12"E a distance of 120.00' to a 5/8" capped rebar (BAILEY CA 899LS) being the Northeast corner of Lot 1; thence continue S 82° 03' 48"E a distance of 190.00' to the POINT OF BEGINNING. Said parcel containing 22,800 SQ FT (0.52 acres), more or less.

5. I have been in sole, exclusive, open, hostile and notorious possession of these Properties from the time of their conveyance to me until the present. I have paid property taxes on these Properties and have not been informed that anyone other than myself has claimed these Properties.

6. Attached hereto and incorporated by this reference is a plat map of the Properties, prepared by Jason E. Bailey, PLS, on or about May 22, 2025.

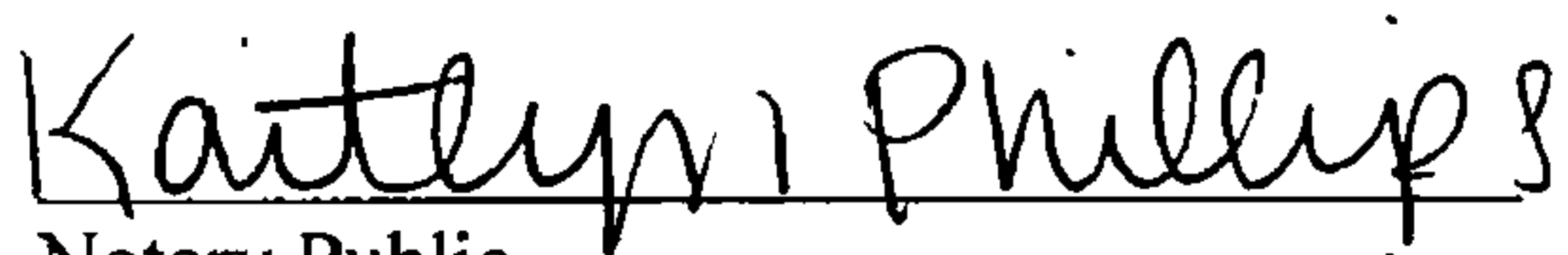
Further the affiant saith naught.

  
Linda Louise Cardwell

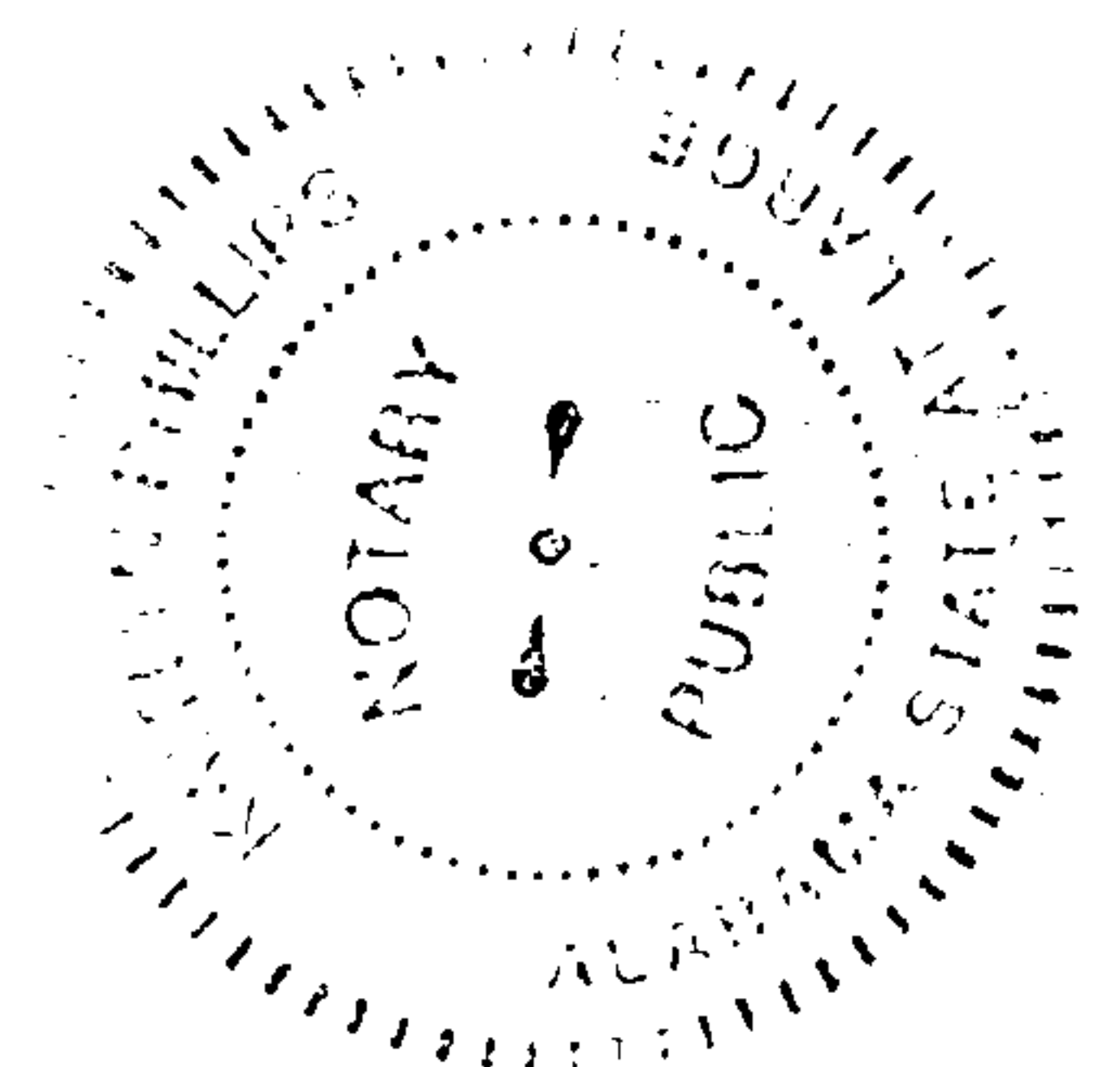
STATE OF ALABAMA                    )  
  )  
COUNTY OF Jefferson            )       SS.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LINDA LOUISE CARDWELL, whose name is signed to the foregoing instrument, and who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the written instrument, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this is 5<sup>th</sup> day of August, 2025.

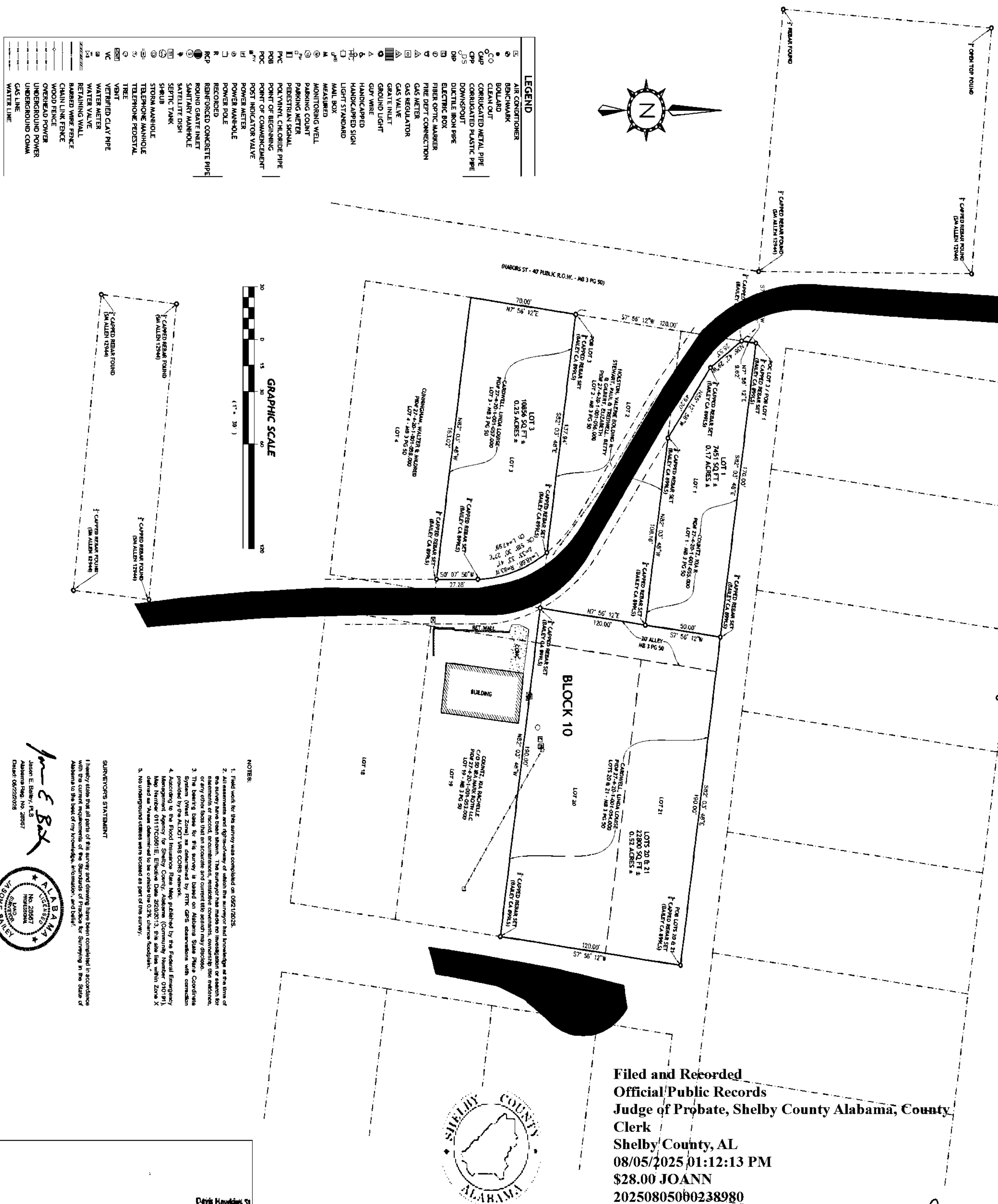
  
Notary Public  
My Commission Expires: 10/25/28

**This instrument was prepared by:**  
Todd M. Higey  
HIGEY LAW LLC  
300 Richard Arrington Jr. Blvd. N.  
Ste. 503, Title Building  
Birmingham, Alabama 35203  
(205) 593-4881





# Exhibit A



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/05/2025 01:12:13 PM**  
**\$28.00 JOANN**  
**20250805060238980**

Allin S. Bayl

**LEGAL DESCRIPTION:**

le 3, Block 10, according to the map of Alabama recorded as vol. 6, L. Miller; CE, on September 24, 1908, and recorded April 29, 1920 at Map Book 3, page 3 of the Probate Records of Shelby County, Alabama.

le 3, Block 10, according to the map of Alabama, as recorded at the office of the Probate Judge of Shelby County, Alabama.

le 3, Block 10, according to the original map of Alabama, Alabama in the L. N. Nabors addition located in Section 20, Township 22 South, Range 7 West, dimensions 50X170.

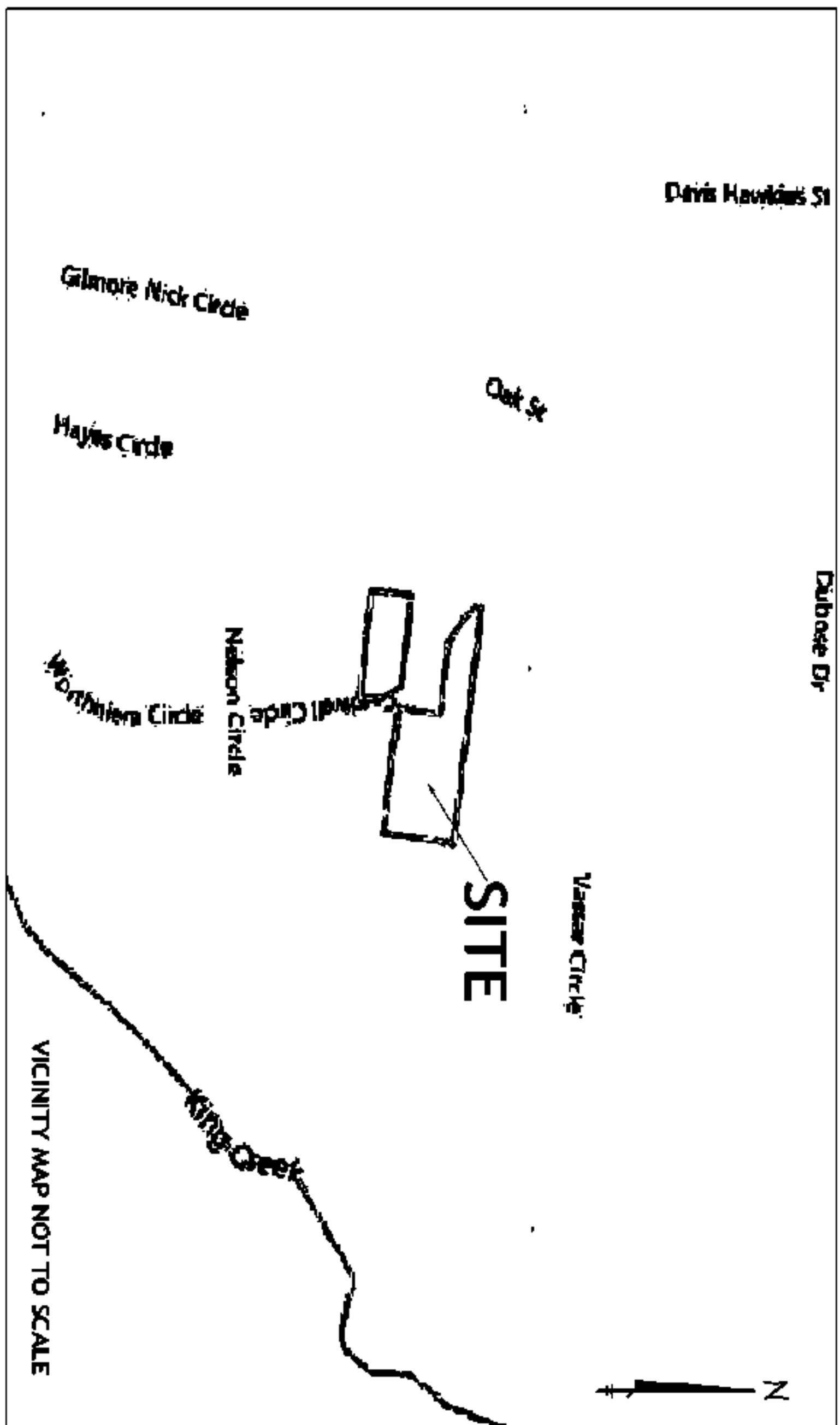
Section 20, Township 22 South, Range 7 West, dimensions 50X170

Fannin Cardwell, the husband of Janice, died August 2, 1969, while married to her partner, Fannie Mae Cardwell, is on and the same person as Frankie May Cardwell, as shown by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 132, page 332.

## INSTRUMENT# 1994-31314

**UNDA LOUISE CAMPBELL, PROPERTY OWNER, STATEMENT:**  
The brick house on lot 13 used to be owned by her mother. Her parents purchased the property about 1943. The property line is the old road wall on the south side of the property. Lot 13 contains 0.47 acres +/- . On the north side of lot 13, between lot 13 and lot 20, there are 2 water meters. The property line should go between the 2 meters. lot 20 is 70' wide and lot 21 is 50' wide. Lot 1 is adjacent to the Clifford Bludose property and is in the woods, starting where he cut the slope.

### SURVEYOR'S DESCRIPTION

[illegible][illegible][illegible]

**BAILEY LAND GROUP**  
LAND SURVEYING  
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CA: AL-89915

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SCALE 1 = 30'	DRAWING BY JLB	CHECKED BY JLB	DATE 06/12/2025		
				1	06/05/25
				ADDRESS COMMENTS	
				REVISION DESCRIPTION	

PRINTED TO SCALE ON 24 X 36 PAPER

PROJECT	CARDWELL CIRCLE CARDWELL CIRCLE, MONTEVALLO, AL 35115
CLIENT	KIA COUNTZ PO BOX 631, MONTEVALLO, ALABAMA 35115
TITLE	PROPERTY BOUNDARY SURVEY

PROJECT YIELD WITHOUT STAM & SIGNATURE	
BIG PROJECT NO. <b>24.151</b>	CLIENT/ARCHITECT PROJECT NO.

SHEET NO. **1**